

Property at 00165 HIGH RIDGE ROAD

Prop ID 2700165

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Administrative Information

Owner name: NARIPETTIL SUMESH KUMAR T
Second name: RAJAN JOSNA
Address: 165 HIGH RIDGE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 2700165 Neigh.: Zone: R40 Vol: 794 Page: 838

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	189,400
Resident Outbldg	1.00	700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Jun-2024
Sale price: 575,000
Sale valid:

Values

Mkt value :
Cost value: 436,800

Summary

Total assessments	305,760
Total exemptions	
Net assessment	305,760

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .7597
Mkt/sale :
Assmt/sale: .5318

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000			165,000	115,500
Primary Site	40,075							
RES	12	.030	7,500	225			225	158
Residual	1,307							

.950 acres

Total land value

165,225

115,658

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	816	228,360
Basement	Full				
Heating	Yes	A/C Yes			6,590
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		13,500
Additions					77,973
Other Features		WB Stks	RR	Bsmt Gar	29,367
Sub-Total					355,790
Grade	B-	Factor 1.1700			416,274
CDU		C&D Factor 1.00			416,274
Depreciation		35 %			270,578
Computed cost value @ 70%					189,405

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	484	55,409
L Living Area	BSMT Basement addition	484	8,919
P Porches, Patios, Decks	DECK Wood deck	342	9,060
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	AIR Air conditioning	484	1,471

Total additions 77,973

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									
Value at 70%			700	Value at 100%			1,000		

